Karen Johnson Davidson County
Batch# 537060 DEEDQC
12/17/2020 11:18:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20201217-0149405

File Number: 2064108R

After Recording Return To:
Avenue 365 Lender Services, LLC
1100 Virginia Drive, Suite 130
Fort Washington, PA 19034

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
LORENZO SANTIAGO RAMIREZ, 2125 Glen Haven Drive, Nolensville, TN 37135

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
188 10 0A 027.00

QUITCLAIM DEED
Exempt from Recordation Tax. Tenn. Code Sec. 67-4-409 (a)(3)(E)

KRISTEN L. RAMIREZ and **LORENZO SANTIAGO RAMIREZ**, both divorced and not remarried, hereinafter grantors, for $15,000.00 (Fifteen Thousand Dollars and Zero Cents) in consideration paid, pursuant to the Final Decree of Divorce filed 9/1/2020 in Case No. 75963, Rutherford County, Tennessee Circuit Court, quitclaim to **LORENZO SANTIAGO RAMIREZ**, hereinafter grantee, whose tax mailing address is **2125 Glen Haven Drive, Nolensville, TN 37135**, the following real property:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 27, AS SHOWN ON THE MAP ENTITLED CAROTHERS CROSSING, PHASE 2, SECTION 1, LOTS 21-61, OF RECORD IN INSTRUMENT NO. 20070807-0093924, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PREMISES CONVEYED UNTO KRISTEN L. RAMIREZ AND LORENZO SANTIAGO RAMIREZ, WIFE AND HUSBAND, BY VIRTUE OF WARRANTY DEED FROM REGENT HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, DATED FEBRUARY 10, 2017, RECORDED FEBRUARY 14,

2017, IN INSTRUMENT: 201702140015370.

PARCEL ID: 188 10 0A 027.00
Property Address is: 2125 Glen Haven Drive, Nolensville, TN 37135

Executed by the undersigned on November 30, 2020:

Kristen L Ramirez
KRISTEN L. RAMIREZ

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on November 30, 2020 by **KRISTEN L. RAMIREZ** personally known to me or having produced Drivers License as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

* COMMISSION EXPIRES SEPT. 2, 2024

Kristi M Kayel
Notary Public

ALL-PURPOSE ACKNOWLEDGMENT

State of Tennessee

County of Davidson

On November 30, 2020 (DATE) before me, Kristin M Kayal (NAME OF NOTARY PUBLIC)

personally appeared Kristen L Ramirez (NAME(S) OF SIGNER(S)),

☐ personally known to me **OR** ☑ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), an that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

KRISTIN M. KAYAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Place Notary Seal or Stamp Here

WITNESS my hand and official seal.

Kristin M. Kayal
SIGNATURE OF NOTARY

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it may prove valuable to persons relying on this Acknowledgment and could prevent fraudulent reattachment of this certificate to another document.

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT

DESCRIPTION OF ATTACHED DOCUMENT

Instrument
TITLE OR TYPE OF DOCUMENT

1
NUMBER OF PAGES

November 30, 2020
DATE OF DOCUMENT

SIGNER(S) OTHER THAN NAMED ABOVE

Executed by the undersigned on November 30, 2020:

Lorenzo Santiago Ramirez

LORENZO SANTIAGO RAMIREZ

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on November 30, 2020 by **LORENZO SANTIAGO RAMIREZ** personally known to me or having produced Drivers License as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

* COMMISSION EXPIRES
SEPT. 2, 2024

Kristi M Boyd
Notary Public

ALL-PURPOSE ACKNOWLEDGMENT

State of Tennessee

County of Davidson

On November 30, 2020 (DATE) before me, Kristin M. Kayal (NAME OF NOTARY PUBLIC)

personally appeared Lorenzo Santiago Ramirez (NAME(S) OF SIGNER(S)),

☐ personally known to me **OR** ☑ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), an that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

KRISTIN M. KAYAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Place Notary Seal or Stamp Here

WITNESS my hand and official seal.

Kristin M. Kayal
SIGNATURE OF NOTARY

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it may prove valuable to persons relying on this Acknowledgment and could prevent fraudulent reattachment of this certificate to another document.

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT

DESCRIPTION OF ATTACHED DOCUMENT

Instrument
TITLE OR TYPE OF DOCUMENT

1
NUMBER OF PAGES

November 30, 2020
DATE OF DOCUMENT

SIGNER(S) OTHER THAN NAMED ABOVE

State of Tennessee
County of Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ ~~15,000.00~~ *$30.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 30th day of November, 20____.

Jorge Santiago Ramirez
Affiant

Lorenzo Santiago Ramirez
Print Name

(Seal)

KRISTIN M. KAYAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Kristin M. Kayal
Notary Public

My commission expires:

My Commission Expires
September 2, 2024

Kristin M. Kayal- Notary Public
Print Name

CTIC# _____

True Copy Certification

I, Dallas Michaud, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Dallas Michaud
Signature

State of Florida

County of Brevard

Personally appeared before me, **Sharon K Bell**, a notary public for this county andstate, Dallas Michaud who acknowledges that this certification ofan electronic document is true and correct and whose signature I have witnessed.

Sharon K Bell
Notary's Signature

My Commission Expires: 02/07/2023
Notary' Seal (if on paper)

SHARON K BELL
Notary Public - State of Florida
Commission # GG 299506
My Comm. Expires Feb 7, 2023
Bonded through National Notary Assn.